



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Action DRA-0251

HEARING DATE: JANUARY 12, 2012

Date: January 17, 2012
Case No.: 2011.0625D
Project Address: 100 Edna Street
Permit Application: 2011.02.23.0811
Zoning: RH-1 (Residential House, One-Family)
40-X Height and Bulk District
Block/Lot: 3182/021
Project Sponsor: Jing Chen
61 Rome Street
San Francisco, CA 94112
DR Requestor: Bradley Doran
106 Edna Street
San Francisco, CA 94112
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ADOPTING FINDINGS RELATED TO NOT TAKING DISCRETIONARY REVIEW OF CASE NO. 2011.0625D AND THE APPROVAL OF BUILDING PERMIT 2011.02.23.0811 PROPOSING TO DEMOLISH AN EXISTING REAR DECK AND CONSTRUCT A TWO-STORY HORIZONTAL EXTENSION AT THE REAR OF A TWO-STORY, SINGLE-FAMILY BUILDING WITHIN THE RH-1 (RESIDENTIAL, HOUSE, ONE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On February 23, 2011, Jing Chen filed for Building Permit Application No. 2011.02.23.0811 proposing to demolish an existing rear deck and construct a two-story horizontal extension at the rear of a two-story, single-family building within the RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

On January 12, 2012, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2011.0625D.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

ACTION

The Commission hereby does not take Discretionary Review requested in Application No. 2011.0625D and approves the Building Permit Application 2011.02.23.0811 as proposed.

BASIS FOR RECOMMENDATION

The reasons that the Commission took the action described above include:

1. There are no extraordinary or exceptional circumstances in the case. The proposal complies with the Planning Code, the General Plan, and conforms to the Residential Design Guidelines.
2. The Commission determined that no modifications to the project were necessary and they instructed staff to approve the project per plans marked Exhibit A on file with the Planning Department.

APPEAL AND EFFECTIVE DATE OF ACTION: Any aggrieved person may appeal this Building Permit Application to the Board of Appeals within fifteen (15) days after the date the permit is issued. For further information, please contact the Board of Appeals at (415) 575-6881, 1650 Mission Street # 304, San Francisco, CA, 94103-2481.

I hereby certify that the Planning Commission did not take Discretionary Review and approved the building permit as reference in this action memo on January 17, 2012.

Linda D. Avery
Commission Secretary

AYES: Commissioners Fong, Moore, Antonini, and Borden

NAYS: Commissioner Sugaya

ABSENT: Commissioner Miguel

ADOPTED: January 12, 2012